(2505 Eugene Avenue)

IN RE: PETITION FOR RESIDENTIAL VARIANCE* BEFORE THE E/S Eugene Avenue, 350' N of * ZONING COMMISSIONER the c/l of Maple Avenue

> 15th Election District 7th Councilmanic District * Case No. 91-146-A Deborah C. Hansel Petitioner

* OF BALTIMORE COUNTY

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * *

The Petitioner herein requests a variance to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 22-26 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for $\vec{0}$ $\vec{0}$ the reasons set forth above, the relief requested should be granted.

AFFIDAVIT in support of residential zoning variance 91-146-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with

regard thereto. That the Affiant(s) does/do presently or upon settlement will reside at ______ 2505 Eugene Ave Balto, Md. 21219

That based upon personal knowledge, the following are the facts upon which I/we base the request for for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty) 1 NEED MORE com Lop growing family.

1 Mother Also moving in.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

AFFIANT (Handwritten Signature) DEROPAH CAROL HAWSELL
APPIANT (Printed Name) AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 25 day of 5 wolcomby, 19 40, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Delorate Cons Haral the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITHESS my hand and Notarial Seal.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of November, 1990 that the Petition for Residential Variance to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioner shall not allow or cause the proposed addition to be converted to a second dwelling unit and/or apartments. The addition shall contain no kitchen facilities.

3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

for Baltimore County

JRH:bjs

Beginning on the east side of Eugene Avenue, 50 feet wide, at the distance of 350 feet morth of the centerline of Maple Avenue. Lot 2224-X, a re-subdivision of "Lodge Forest" - Plat Book 10, Folio 76, still being part of the "Lodge Forest" subdivision but re-recorded -Plat Book 43, Folio 4. Also known as 2505 Eugene Avenue, containing .261 acres in the 15th Election District.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

November 21, 1990

Ms. Deborah C. Hansel 2505 Eugene Avenue Baltimore, Maryland 21219

RE: PETITION FOR RESIDENTIAL VARIANCE E/S Eugene Avenue, 350' N of the c/l of Maple Avenue (2505 Eugene Avenue) 15th Election District - 7th Councilmanic District Deborah C. Hansel - Petitioner Case No. 91-146-A

Dear Ms. Hansel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

> Very truly yours, . Robort Haines J. ROBERT HAINES Zoning Commissioner for Baltimore County

Dennis F. Rasmussen
County Executive

JRH:bjs

cc: People's Counsel

91-146-4 CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towner, Maryland		
District 15th Posted for: V6114-46-	Date of Posting 10/27 /20	
Petitioner: Deborah Corol Harsol		
Location of property: 5/5 Fugure from	330' N/ Maple Ary	
2505 Engresse Fry		
Location of Signs Forming Fagoro	Ifre apres, 15' Fr	
Location of Signer Forting Fagore	Tions	
Remarks:		
Posted by Millevlu	Date of return: 00/2/90	
Number of Signs:		

<u> </u>	
	Baltimore County Zoning Commisioner County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

FUBLIC HEARING FEES 010 -ZONING VARIANCE (IRL) 100 -FOOTING SIGNS OF FREETING : ពីទីសាស នៃ ខេត្តស្រាស់ UNG OF BERTHER CAREEL

04A04#DŒBBHBO#RC BA 0003:37FM10-10-90

Please make checks payable to: Battimore County

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty) 1. HAROSKIP

TO THE ZOHING COMMISSIONER OF BALTIMORE COUNTY:

2. NEED MORE ROOM for growing family 3. Mother also moving in.

1.62.0.0.1 a permit a 5 ft. sile you arthrok in little of the minimum 10 ft.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Yariance from Section

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Yariance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

-	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
t Purchaser:	Legal Owner(s):
Print Name)	DEBORAH CAROL HANSEL Type of Print Name) Deboral Carol Hansel Signature
	(Type or Print Name)
e/Zip Code	Signature
for Petitioner:	W. 765-661
rint Name)	2505 Eugene Aue H. 388-04 Address Phone BAHO. Md. 21219 City/State/Zip Cods
	Name, address and phone number of legal owner, contract purchaser or representative to be contacted.
telephone number	Name

DRDERED by the Zoning Commissioner of Baltimore County, this 10 day of 467, 1990, that the subject matter of this petition be posted on the property on or before the 31 day of OCT, 19 90

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED. IT IS FURTHER CROERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19___, that the subject matter of this patition be advertised, as required by the Zoning Law of Baltimore County, in two newspopers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be had before the Zoning Commissioner of Baltimore County

C	TO TOTAL TO SOME THE AND	
D.;	FOR FILING	ZONING COTTISS
Ву	784	

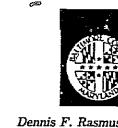
Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines

Deborah Carol Hansel 2505 Eugene Avenue Baltimore, Maryland 21219

Attorne

(Type or I

Signatura



LOCATION: E/S Eugene Avenue, 350 N c/l of Maple Avenue 2505 Eugene Avenue

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before October 31, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is November 15, 1990. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reposting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your Order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

> THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

> > // (301) 887-3391

PETITION FOR RESIDENTIAL VARIANCE

SETI

in Room 108, County Office Building in Touson, Baltimore County, on the _____ day of _____, 19____, at ____ o'clock,

IONER OF BALTIFORE COUNTY

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

November 7, 1990

Mrs. Deborah C. Hansel 2505 Eugene Avenue Baltimore, MD 21219



RE: Item No. 155, Case No. 91-146-A Petitioner: Deborah C. Hansel Petition for Residential Variance

Dear Mrs. Hansel:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

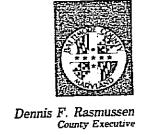
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

Enclosures

Baltimer: County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 1873353 J. Repert Haines



Your petition has been received and accepted for filing this 24th day of October, 1990.

> J. ROBERT HAINES ZONING COMMISSIONER

Zoning Plans Advisory Committee

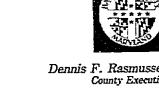
Petitioner: Deborah C. Hansel Petitioner's Attorney:

Fire Department 700 East Joppa Road, Suite 901 Towson, Maryland 21204-5500 (301) 887-4500 Paul H. Reincke

Baltimore County

OCTOBER 25, 1990

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204



DEBORAH CAROL HANSEL RE: Property Owner: #2505 EUGENE AVENUE Location:

Zoning Agenda: OCTOBER 30, 1990 Item No.: 155 Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shallcomply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. Chapter 22

REVIEWER: AT Joseph Jo-30-90 Approved Cartinut Fad
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY. MARYLAND INTER-OFFICE CORRESPONDENCE October 30, 1990

J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES CEB

ZONING ITEM #: 155 PROPERTY OWNER: Deborah Carol Hansel LOCATION: N/S Eugene Avenue, 350' N centerline of Maple & 2 Avenue (#2505 Eugene Avenue) ELECTION DISTRICT: COUNCILMANIC DISTRICT: 7th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

() PROPOSED SITE PLAN DOES, DOES NOT. COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

NUMBER PARKING SPACES () BUILDING ACCESS

() RAMPS (degree slope)) CURB CUTS () SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

(X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS NAME ARE NOT. REQUIRED. () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING

USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

() OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

THE HO. 89-19 Mad to Accompany Loning Variance #155 -I HEREOT CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS SHOWN ON THE BELOW DESCRIBED PROTERTY HAS BEEN CAREFULLY ESTABLISHED BY FIELD SURVEY AND ARE LOCATED AS, SHOWN. Xursell DZ. /L/lys. PROFESSIONAL LAND SURVEYOR RUSSELL R. KILAGES LIC. No. 8685 MAPLE Zoning DR5.5 7th Councilmanic District Cuner: Deborah Hansel HEIGHBOR'S 3'S FEILE ENCROACHMENT OWHER'S 44 FENCE ENCRONCHMENT

10' side, sotback LOT 2224-X) COHC. PORCH O 8.2' + 8.5' WOODEN SHED CHAIN LINK FENCE + NEIGHBOR'S 4 HIGH. WOOD RAIL FELICE # OWHER'S 4 HIGH ? WOOD RAIL FELCE Vicinity map 1 Note: The front of the new addition LEDGE OF Z4.4' = ASPHALT. ROAT with the front of the consting house Utility location) "critical area

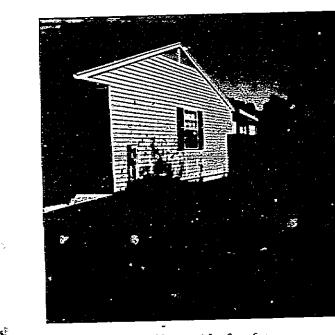
THIS SURVEY IS FOR TITLE FURPOSES OHLY; IT IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY L:455. THE PROPERTY SHOWH HEREON IS SUBJECT TO ANY AND

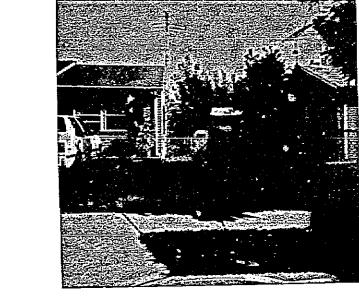
ALL EASEMENTS, RIGHTS - OF - WAY AND/OR COVENENTS

HOUSE LOCATION PLAT FOR

PLAT BOOK E.H.K. 18. 43,4 19 TH ELECTION DISTRICT BALTIMORE COULTY, SCALE: 1"= 30" KANDY J. HOFFER & ASSOC.

CASE #: 91-146-A





Subject dwelling side for future

TI .J J



Subject dwelling side for future DINE WE WHEN THE

PETITIONER'S EXHIBIT #2

LODGE # 155